Haines House
Haines, Alaska
September 10, 1938

My dear Mr. Tribus:

I have run into a problem up here which needs your legal mind. It is that cottage settlement problem (Miss Goddard has already spoken to you about it at the Sheldon Jackson School). This, here, however, is different, though of the same origin. Dr. S. Hall Young had visions of setting up church members in model villages, so arranged for them to build their own homes on plots of Board property with a promise of a deed to the land if certain conditions were fulfilled. These conditions relative to Haines plots were probably the same as those for Sitka though I have not seen copies of them. The conditions were delightfully vague and indefinite such as "good behavior", "morality", "keeping up the property", etc.

No deeds have ever been given here at Haines which simplifies our problem and out of the original thirty plots set apart along the main street for this purpose there are now left only nine houses. These are disgraceful shacks, an eyesore in the village and anything but an example to these native people. The minister here, as well as Mr. Swets, our farmer who took over the management of these cottages when Mr. Bromley, the former pastor left, agree with me that the whole project is worthless or worse, and just as rapidly as possible families should be removed (without working hardship, of course) and the ground cleared. The situation in detail is as follows:

Three cottages are occupied by widows, two with families, who are poor, who pay their rent of $1 a year, and are not objectionable characters. The only objection in their cases is the disreputableness of the poor patched-up shacks on the main street only a stone's throw from the public school and directly across from nice neat homes of white citizens.

One, the Phillips cottage, is about to be torn down by its owner and removed.

One cottage is owned and lived in the year round by a Russian Greek, a good, steady, honest Indian.

Another cottage is occupied for a few months only in the winter by an Elder of the Presbyterian Church in the neighboring village of Klukwan. He has been drinking and was warned by Mr. Swets that if he continued he would be evicted. He seems to have reformed or at least to have had no liquor in the place since.

Three cottages should have their owners put out and be removed. One occupant, John Ward, has just been told to move out and remove his house. Apparently he has accepted this as final and has promised to do so. He is an habitual drinker. Has had women in the house and is known as a bad character.

Another cottager, Jimmy Brown, keeps his furniture in the cottage, but has leased a house for his family in Juneau where he works. He has not paid rent

for six years and has boasted to his friends that next year will be the seventh year and he can then claim squatter rights.

A third undesirable character, Shotridge, should be evicted. Mr. Swets will serve him notice.

Now Mr. Swets is not sure of the Board's rights in the question or the Board's policy. I am ready to recommend a policy of getting rid of this nuisance and disgrace, but likewise do not know enough of the original contracts or the law to advise him on our rights. The Haines commissioner has said we could do nothing if these Indians fought us to remain.

Here are some of Mr. Swets' specific questions:

1. If a man is paying his town tax and his $1 a year rent to the Board, can we evict him as an undesirable character when this can be proved beyond doubt?

2. If he refuses to go, can we tear down his house and remove the materials - and where can we put the materials?

3. If he doesn't pay rent for seven years and we have allowed him to remain on the property can he claim squatter's rights?

4. Have they the right to will their houses to relatives or sell their homes? These are common practices.

Everyone up here is afraid an Indian will complain to the Alaskan Native Brotherhood and put this organization against the mission or white group, consequently there is great caution in opposing an Indian.

Mr. Wheeler and Mr. Swets say that there are two fine lawyers in Mr. Glass' church (Northern Light) in Juneau who will help us out in any trouble and advise us on Alaskan law if we need help. Just why these haven't been appealed to before now is another question!

I thought that if you could secure any material on this project from Mr. Banks' office and have some background, I could talk with you on one of the three days I shall be in the office around October 3. Mr. Swets should have some word from us as soon after my return as possible.

Very sincerely yours

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

Mr. L. H. Tribus
156 Fifth Avenue
New York, New York

ERV:J
Dictated by Miss Voss but

Miss Goddard
Mr. Tribus

October 11, 1938

Just before Miss Voss left the office on Friday she asked me to tell you that she had been "up to her ears"during the few days that she was in the office last week and did not find a minute to see you in regard to the Haines Cottage Settlement. After sending you the letter asking you to look into this, she visited Sitka and she says that having done so, she felt there was not quite so much hurry about the matter. Upon her return in November she will plan to take up with you the question of both the Sitka and Haines Settlements.

FMG:B

Office Secretary

Prop
S. & S.

EXCERPT FROM LETTER FROM MR. SWETS, APRIL 15, 1939 see - 64-1
4/26/31

"In regards to the cottage settlement proceedings are going rather slow. I was unable to see Mr. Faulkner, the lawyer in Juneau as we came through arriving in Juneau during the night. Have been in constant correspondence with him since and notified Mr. Wonanott last week of the latest developemnts However during this time I have notified the owners of saidhouses that they definitely would have to move them off of the property. Most of them want to ,sell and have been instrumental in disposing of two of them thus far. The seller and buyer are both given to understand the houses will have to be moved off of the property. Also that while the houses are still on Board property they are to be boarded up and not occupied. The more we can dispose of this way the better, thus avoiding any legal entanglements. "

I am rather optimistic about this cottage situation and am not anticipating a great deal of trouble with the exception of one.

Jan Smuts
6/15/39

Rep
C. S.
S. J. S.

W. cottage settlement tenants being removed

See - 64-1
6/29/39

March 2, 1939

My dear Mr. Swets:

I am just back in the office from my long absence and have learned that you were called on to New York for a conference with Mr. Banks and Mr. Tribus on the question of the cottage settlement at Haines. I am so glad that they did this for it is so much more satisfactory to learn of this situation directly from you than through correspondence or a middleman such as myself. This is just a reminder that I want you to keep me up to date on this cottage situation. I presume you saw the lawyer in Juneau on your way. What were his decisions and have any of these been carried out to date? I know I can depend upon you to keep this office informed. Mr. Tribus is always very good about passing on letters, but he, as I am, is often away from the office and clerks do not always remember that other secretaries may be interested in information that comes in.

I wrote Miss Lawrence yesterday relative to the repair work and your supervision of it, asking her to confirm my understanding that the estimates which you gave for this work were on a basis of your supervising the work and doing much of it yourself.

I hope the whole family is well and feeling much renewed from the vacation. I hope too that the young man whom we appointed to assist you is going to be just the right one. Be sure to turn over to him all those innumerable details that kept you so completely tied down. Of course we have another worry now. It is that Board funds are so low that everyone is holding his breath for fear we will have a big deficit at the end of the fiscal year March 31. If this occurs I doubt if we will be able to get much in the way of building funds, but here's hoping.

My love to Mrs. Swets and the baby. Best wishes.

Very sincerely yours

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

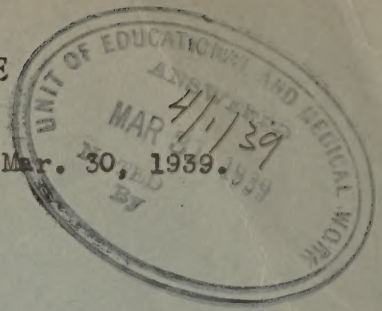
Mr. John Swets
Haines House
Haines, Alaska
ERV:J

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

FROM L. H. Tribus
TO Miss Voss
RE:

DATE Mar. 30, 1939.



Attached please find a letter from Faulkner and Banfield, Juneau, Alaska, attorneys to Mr. Swets, with reference to the problems at Haines, Alaska.

After reading Mr. Faulkner's letter, I hesitate to advise commencing legal proceedings. I fear that the expense would be considerable and the outcome doubtful. However, if youso desire, I shall send all the instruments of title and leases which we have in our possession to Faulkner and Banfield.

May I have your opinion at your convenience?

LHT

HHT/MT

COPY

Haines House
Haines, Alaska
September 10, 1938

My dear Mr. Tribus:

I have run into a problem up here which needs your legal mind. It is that cottage settlement problem (Miss Goddard has already spoken to you about it at the Sheldon Jackson School). This, here, however, is different, though of the same origin. Dr. S. Hall Young had visions of setting up church members in model villages, so arranged for them to build their own homes on plots of Board property with a promise of a deed to the land if certain conditions were fulfilled. These conditions relative to Haines plots were probably the same as those for Sitka though I have not seen copies of them. The conditions were delightfully vague and indefinite such as "good behavior", "morality", "keeping up the property", etc.

No deeds have ever been given here at Haines which simplifies our problem and out of the original thirty plots set apart along the main street for this purpose there are now left only nine houses. These are disgraceful shacks, an eyesore in the village and anything but an example to these native people. The minister here, as well as Mr. Swets, our farmer who took over the management of these cottages when Mr. Bromley, the former pastor left, agree with me that the whole project is worthless or worse, and just as rapidly as possible families should be removed (without working hardship, of course) and the ground cleared. The situation in detail is as follows:

Three cottages are occupied by widows, two with families, who are poor, who pay their rent of $1 a year, and are not objectionable characters. The only objection in their cases is the disreputableness of the poor patched-up shacks on the main street only a stone's throw from the public school and directly across from nice neat homes of white citizens.

One, the Phillips cottage, is about to be torn down by its owner and removed.

One cottage is owned and lived in the year round by a Russian Greek, a good, steady, honest Indian.

Another cottage is occupied for a few months only in the winter by an Elder of the Presbyterian Church in the neighboring village of Klukwan. He has been drinking and was warned by Mr. Swets that if he continued he would be evicted. He seems to have reformed or at least to have had no liquor in the place since.

Three cottages should have their owners put out and be removed. One occupant, John Ward, has just been told to move out and remove his house. Apparently he has accepted this as final and has promised to do so. He is an habitual drinker. Has had women in the house and is known as a bad character.

Another cottager, Jimmy Brown, keeps his furniture in the cottage, but has leased a house for his family in Juneau where he works. He has not paid rent

for six years and has boasted to his friends that next year will be the seventh year and he can then claim squatter rights.

A third undesirable character, Shotridge, should be evicted. Mr. Swets will serve him notice.

Now Mr. Swets is not sure of the Board's rights in the question or the Board's policy. I am ready to recommend a policy of getting rid of this nuisance and disgrace, but likewise do not know enough of the original contracts or the law to advise him on our rights. The Haines commissioner has said we could do nothing if these Indians fought us to remain.

Here are some of Mr. Swets' specific questions:

1. If a man is paying his town tax and his $1 a year rent to the Board, can we evict him as an undesirable character when this can be proved beyond doubt?

2. If he refuses to go, can we tear down his house and remove the materials - and where can we put the materials?

3. If he doesn't pay rent for seven years and we have allowed him to remain on the property can he claim squatter's rights?

4. Have they the right to will their houses to relatives or sell their homes? These are common practices.

Everyone up here is afraid an Indian will complain to the Alaskan Native Brotherhood and put this organization against the mission or white group, consequently there is great caution in opposing an Indian.

Mr. Wheeler and Mr. Swets say that there are two fine lawyers in Mr. Glass' church (Northern Light) in Juneau who will help us out in any trouble and advise us on Alaskan law if we need help. Just why these haven't been appealed to before now is another question!

I thought that if you could secure any material on this project from Mr. Banks' office and have some background, I could talk with you on one of the three days I shall be in the office around October 3. Mr. Swets should have some word from us as soon after my return as possible.

Very sincerely yours

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

Mr. L. H. Tribus
156 Fifth Avenue
New York, New York
ERV:J
Dictated by Miss Voss but
signed in her absence.

April 1, 1939

MEMORANDUM FROM Miss Voss
TO Mr. Tribus

I am returning the copy of the letter to Mr. Swets from Judge Faulkner relative to the cottage settlement situation at Haines, Alaska. I suggest you refer to my letter to you from Haines of September 10 relative to this same situation. Judge Faulkner has given an opinion on a situation which does not exist at Haines. As you will see from my letter to you, we have never issued deeds at Haines, but have required the occupants of the plots of land to pay a rental of $1 a year. I should think in that case we would have entire right to evict. There is only one case at Haines which would come under Judge Faulkner's opinion as you will see again from my letter of September 10, that of Jimmy Brown who keeps his furniture in his cottage, but has leased a house for his family in Juneau where he works. He is the only one who has not paid his rent for six years and is boasting to his friends that next year will be the seventh year and he can then claim squatter's rights. It is this man whom we would like to evict before that seventh year is reached.

I presume that Mr. Swets, who knows all of this, has gotten in touch with Judge Faulkner in answer to the Judge's letter to him of March 17, but I wanted you to have this background also.

Judge Faulkner's opinion has very definite bearing on the situation at Sitka where deeds have or have not been given to cottage settlers but where no rent has been collected and the occupants of the lots are claiming squatter's rights which the administration at Sheldon Jackson School and I have deemed valid. You will remember that I wrote Mr. Yaw asking him also to take up with Judge Faulkner the whole situation relative to the cottage settlement at Sitka.

To go back to Haines, I hope Mr. Swets secures a ruling from Judge Faulkner which will definitely outlaw the custom which the people at Haines have been following of designating their successors when they leave the cottages or pass away. Apparently they and earlier administrators at Haines have been under the impression that they own the property.

Edna R. Voss

ERV:J

C O P Y

FAULKNER AND BANFIELD
Attorneys at Law
Juneau, Alaska

December 8, 1939

Mr. L. H. Tribus,
Assistant to the Treasurer,
Board of National Missions
of the Presbyterian Church,
156 Fifth Avenue,
New York, N. Y.

Dear Mr. Tribus:

In the last mail we received your letter of November 24th with reference to the proposals to eject certain tenants or occupants of portions of the Board's land at Sitka and Haines, Alaska.

You stated in your letter that you had written us on May 22nd, but we do not seem to have received that letter, and you said in your letter of November 24 that you were enclosing a copy, but we found no copy enclosed. You did enclose, however, a printed copy of the Act of the legislature of the State of New York incorporating the Board of National Missions.

In order to begin the suits, it will be necessary to have two certified copies of this Act for filing in the office of the Auditor and in the office of the Clerk of the District Court, and Appointment and Consent of Agent. I think the fees for filing these are approximately $12.00.

We enclose three forms for the appointment and consent of agent, two or which you should execute and return to us, and the third one you may keep. The certified copies of the Act may be the same as the copy which you sent us, with the statement of the Secretary of State, under the seal of the Secretary of State, that it is a true copy of the original.

In the meantime we are writing Messrs. Swetts and Yaw for the names of the tenants whom they desire to eject and a description of the property. We enclose copies of those letters.

There is no reason why a corporation such as the Board of National Missions should file its articles at all in Alaska except for the provision of our statute which makes it necessary for a corporation incorporated or organized under another state to file its Articles and comply with the law before bringing suit. The law provides that no action shall be commenced or prosecuted by any foreign corporation until the Articles are filed and an agent appointed. The District Court has recently held that this applies to all corporations organized outside the Territory of Alaska, but, on the other hand, you are not doing business in Alaska in the sense that you would be subjected to any penalty for not filing, and we can see no reason in the world to file the Articles excepting for the purpose of bringing suits.

Yours very truly,

FAULKNER & BANFIELD

By (Signed) H. L. Faulkner

HLF:W
Encl.

C O P Y

Haines, Alaska,
April 1, 1939

Mr. C. N. Wanacott,
156 Fifth Avenue,
New York, N. Y.

Dear Mr. Wanacott:

By the time this letter reaches you you will have received a letter from Mr. Faulkner under date of March 17th.

Mr. Faulkner calls our attention to several things which may cause us some difficulty should the natives decide to fight ejection.

However after reading Mr. Faulkner's letter over again I wonder if he understands that these natives were leasing these plots of ground under certain conditions and that they have not lived up to these requirements and so have violated their privileges.

I am writing Mr. Faulkner in this mail and explaining this more thoroughly.

In the mean time I have been advising these natives to sell their houses and have been finding buyers for them. I have disposed of two of them thus far with a possible chance of a third. In selling these houses I insist that they sell them with the understanding that the buyer is to move them off of the property within sixty days. Also make it a point to see the buyer myself and acquaint him with this fact.

For those three families who are to continue living on Board property may I suggest that leases be made out either by you in New York or Mr. Faulkner in Juneau, Alaska, and be sent to me so that I can get said parties to sign them before they start fishing. After they start fishing one never knows when to find them at home.

On a separate sheet I am listing lots now occupied. Also information to date regarding each.

Very sincerely yours,

(Signed) John W. Swats.

Johnnie Abbot Lot 4 and 7 Block 2

Suggest he be given lease to half of Lot 4 and all of Lot 7

Tyemeyer. Lot 6 Block 2 This was originally George Kasgo. Kasgo sold to Jackson Jackson sold to Willis, and Mrs. Willis after her husband's death sold to Tyemeyer. Tyemeyer an ex soldier married to Mrs. Willis' stepdaughter. Both Tyemeyer and wife very undesirable characters. Made them move off once and told them not to come back. During my absence last winter bought this house and moved in. Claims nobody is going to put him off.

Mrs. Henery Philips Lot 2 Block 3 House sold, to be torn down within sixty days.

Mrs. James King Lot 3 and 4 Block 3 First rent paid on record, Nov. 21, 1923 No rent paid since 1936 House and garage in disreputable condition. No one living in it. Used as a camping place for a few weeks in the fall. Suggest removal.

Judson Brown Lot 1 Block 4 This originally belonged to Charlie James. First rent paid on record May 3, 1916 Judson Brown has left Haines has never paid any rent on this lot since he bought the house. House used as a camping place and for drunken parties. Suggest removal.

James Gibson. Lot 2 Block 4 Mrs.Gibson died and willed house to son Eli Philips. Suggest he be given lease to said lot.

Mrs. Eddie Warren Lot 3 Block 4 Originally owned by Sam Jackson. Suggest Mrs. Warren be given lease to above lot.

Jimmy Brown Lot 4 Block 4 First rent paid on record Nov. 21, 1923 Last rent paid Nov. 20, 1932. Brown no longer makes Haines his home House not occupied. Suggest he either return to Haines and pay rent or remove house from property.

John Benson Lot 5 Block 4 Benson's dead, house willed to Ed Shotridge an habitual drunkard. First rent paid on record Nov. 21, 1923. last rent paid Jan. 1, 1934. Have a buyer for this house if he will sell At present not here.

Mrs. Mary Donnely Lot 6 Block 4 First rent paid on record Jan. 9 1926 last rent paid Nov. 1, 1937. No longer makes it her home but do not anticipate any trouble here.

John D. Ward. Lot 2 Block 5 House sold to be removed within sixty days.

COPY

Haines, Alaska
July 27, 1940

Dear Dr. Wonacott:

Mr. Banks has requested that I send you a list of the lots on which the rentals have been paid and to what date. Also the lots from which tenants have been evicted and a third list of the lots that remain unleased but are available for rental.

First the lots on which rentals have been paid and to what date,

Lot 4 Block 2 Johnnie Abbot 25 ft. wide strip of this lot on which he has a blacksmith shop.
Lot 7 Block 2 Johnnie Abbot on which he has his house.
Rental paid on these two lots until Oct. 1, 1939. Recently he put in a dollar's worth of work for Haines House and requested that it be applied to his year's rent so I will collect only one dollar from him this fall.
Lot 2 Block 4 Eli Gibson. Rental paid until Oct. 1, 1939. This rental was paid in labor for Haines House. Did not have the cash last fall.
Lot 3 Block 4 Mrs. Eddie Warren. Rental paid until Oct. 1, 1939.
Lot 4 Block 4 J. W. Brown. Rental paid until Oct. 1, 1939.

Erick Oslund a lot 100 ft. by 125 ft. in dimensions located 412 ft. from corner No. 2 of the U. S. Military Reservation Rental paid until May 1, 1940.

Lots from which tenants have been evicted.

Lot 5 Block 2 Ed Shotridge
Lot 6 Block 2 Mrs. Thomas Willis. House still on lot but not occupied and action has been taken to have house removed.
Lot 2 Block 3 Mrs. Janet Johnson.
Lot 3 and 4 Block 3 Mrs. James King
Lot 5 Block 3 Mrs. James Watson
Lot 1 Block 4 Judson Brown
Lot 5 Block 4 John Benson
Lot 6 Block 4 Mrs. Mary Donally Whittaker
Lot 1 Block 5 John Jackson
Lot 2 Block 5 John L. Ward
Lot 8 Block 5 Willie Lee (Lot 1 Block 2 Town Fire Hall

Enclosed find a pencil sketch of the lots as requested by Mr. Banks.

Have received Mr. Moore Gates wire in regards to the land to be used for an air field. Miss Jessie Ogg was here at the time and requested to see the wire.

There have been no further developments but have reasons to believe that it will materialize. If they clear the adjoining six acres I feel that the Board is getting a good price for the six acres you offered to give them. To clear the brush off of the adjoining six acres will cost no less than $1,000.

Sorry to have kept you waiting for this information so long but have been unusually busy since my return from attending General Assembly.

Very sincerely yours,

JOHN W. SWETS

P. S. Started making a pencil sketch and tried to put it on a sheet of paper this size so it could be enclosed in this letter but the lines and figures had to be so small that they were not readable. This letter will have to be mailed on the boat as the Post Office will not be open before the boat leaves. The description of the lots was taken from a survey of 1928 by Frank Metcalf.

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Florence Goddard
FROM Lucien H. Tribus
RE:

DATE June 29, 1912.

In reply to your memo of June 24th with reference to the bad characters in the Haines House Settlement, please be advised that I have had no further word. As advised Mr. Knudson at the time he was here, I believe the best procedure in handling this is to report the matter to the proper authorities and have them take the action rather than the Board. It is extremely dangerous for a private person or institution, unless they have proper and well founded evidence, to bring criminal charges as they place themselves in a position of being sued for liable in the event of failure to sustain. The proper procedure in all such cases is to file the information with the court or the district attorney's office. They will then investigate and the State will make the charges if it deems advisable.

Lucien H. Tribus

Lucien H. Tribus

LHT/MT

Mr. Tribus talked with Mr. Knudsen

Mr. Tribus
Miss Goddard

June 24, 1942

When Mr. Knudson of Haines House, Alaska was here in the East he raised a question with Miss Voss about the latest situation in connection with the occupants of the Haines House Cottage Settlement. I believe Mr. Swets was to have gotten rid of several bad characters. Do you know whether this was done and how many remain?

Assistant in the Unit
Educational and Medical Work

FMG:ec

COPY

Miss Florence Goddard
Lucien H. Tribus June 29, 1942.

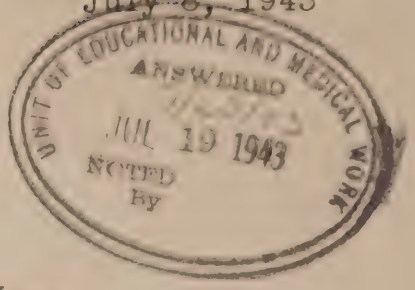
In reply to your memo of June 24th with reference to the bad characters in the Haines House Settlement, please be advised that I have had no further word. As advised Mr. Knudson at the time he was here, I believe the best procedure in handling this is to report the matter to the proper authorities and have them take the action rather than the Board. It is extremely dangerous for a private person or institution, unless they have proper and well founded evidence, to bring criminal charges as they place themselves in a position of being sued for liable in the event of failure to sustain. The proper procedure in all such cases is to file the information with the court or the district attorney's office. They will then investigage and the State will make the charges if it deems advisable.

Lucien H. Tribus

LHT/MT

EVERETT E. SMITH
UNITED STATES COMMISSIONER
HAINES, ALASKA

July 8, 1943



Board of National Missions, Presbyterian,
156 Fifth Avenue,
New York - 10 - New York.

ATTN: Edna R. Voss

Dear Sirs:

I discussed the matter of buying some land which is held by your organization here in Haines, with Rev. E. E. Knudsen. He referred me to your office at the above address stating that the matter must be approved by your board before any action can be taken.

I would be very interested in purchasing a 120 foot frontage above the present position of the church here. This frontage to extend as far towards the school as possible and with the possibility of later buying a tract above the school. All of this land if sold to me would be used only for residences with this stipulation in the contract. Mr. Knudsen remarked that the value of the farming land now under cultivation would not be harmed overly much providing land farther back from the road was drained which would provide very fertile soil.

The Town of Haines is now undergoing a slight boom due to the prospective opening of the water link to the Alaska Military Highway. If you would consider releasing this land it would be a great benefit towards helping this community, and I am sure that the addition of a number of beautiful homes would be an asset and benefit to the Church. The hovels and shacks which grace this town now have no part in Christian living.

Please let me know your disposition on this matter and if you wish further details do not hesitate to contact your Minister here, Rev. E. E. Knudsen concerning my aims in this matter.

Very truly yours,

Everett E. Smith
EVERETT E. SMITH

July 19, 1948

AIRMAIL

My dear Mr. Knudsen:

In Miss Voss' absence on vacation, I am writing you about an inquiry from Mr. Everett E. Smith, relative to the purchase of a part of Haines House' property for the erection of residences.

The most pertinent part of Mr. Smith's letter is as follows:

"I would be very interested in purchasing a 120 foot frontage above the present position of the church here. This frontage to extend as far towards the school as possible and with the possibility of later buying a tract above the school. All of this land if sold to me would be used only for residences with this stipulation in the contract. Mr. Knudsen remarked that the value of the farming land now under cultivation would not be harmed overly much providing land farther back from the road was drained which would provide very fertile soil."

I am writing Mr. Smith that his letter will be held for Miss Voss' attention on her return. In the meantime, this is to ask for your personal comment on Mr. Smith's proposal, as I know that Miss Voss will wish this. In sending this I suggest you let us know whether you have heard anything further about the possibility of the entire Haines House property being taken over by the government.

Please let us have your reply not later than the 10th of August, when Miss Voss will be back in the office.

Very sincerely yours,

Katharine E. Gladfelter
Assistant Secretary, Unit of
Educational and Medical Work

Rev. Edwin E. Knudsen
Haines House
Haines, Alaska

KEG:j

July 20, 1943

My dear Mr. Smith:

Your letter of July 8 to Miss Voss has been received in her absence from the office on vacation. We shall hold it for Miss Voss' attention on her return.

Very sincerely yours,

Katherine E. Gladfelter
Assistant Secretary, Unit of
Educational and Medical Work

Mr. Everett E. Smith
United States Commissioner
Haines, Alaska

KEG:j

To: Miss Voss
From: Miss Goddard
Re: Haines, Alaska

September 15, 1943

M E M O R A N D U M

Mr. Tribus has reported the receipt from the War Department of the following leases for property at Haines House, Haines, Alaska:

Block # 3 - Lots 2, 3, 4, and 5 - 150' x 140' lying south of and facing Main Street.

Purpose - military - temporary barracks, warehouses, and open storage.

Period - From December 1, 1942 through June 30, 1943. To remain in force from year to year without further notice but not to extend beyond six months after termination of national emergency. Subject to cancellation upon thirty days notice.

Terms - $96 per annum
$56 for period December 1, 1942 to June 30, 1943
$24 per quarter thereafter.

Block # 4 - Lots 4,5,6 and 7 - 190' x 140' lying south of and facing Main Street.

Purpose and period of lease - same as above

Terms - same as above

Block # 5 - lots 1-8 inclusive - 318' x 100' lying south of and facing Main Street.

Purpose and period of lease - same as above

Terms - $192 per annum
Payable $112 for period December 1, 1942 to June 30, 1943
$48 payable quarterly thereafter.

Assistant in the Unit
Educational and Medical Work

FMG:md

To: Miss Voss
From: Miss Goddard
Re: Haines, Alaska

September 15, 1943

M E M O R A N D U M

Mr. Tribus has reported the receipt from the War Department of the following leases for property at Haines House, Haines, Alaska:

Block # 3 - Lots 2, 3, 4, and 5 - 150' x 140' lying south of and facing Main Street.

Purpose - military - temporary barracks, warehouses, and open storage.

Period - From December 1, 1942 through June 30, 1943. To remain in force from year to year without further notice but not to extend beyond six months after termination of national emergency. Subject to cancellation upon thirty days notice.

Terms - $96 per annum
$56 for period December 1, 1942 to June 30, 1943
$24 per quarter thereafter.

Block # 4 - Lots 4,5,6 and 7 - 190' x 140' lying south of and facing Main Street.

Purpose and period of lease - same as above

Terms - same as above

Block # 5 - lots 1-8 inclusive - 318' x 100' lying south of and facing Main Street.

Purpose and period of lease - same as above

Terms - $192 per annum
Payable $112 for period December 1, 1942 to June 30, 1943
$48 payable quarterly thereafter.

Florence M. Goddard
Assistant in the Unit
Educatidnal and Medical Work

FMG:md

Lots marked in red on survey

To: Miss Voss
From: Miss Goddard
Re: Haines House, Haines, Alaska — November 24, 1943
Property - (As shown on 1941 Inventory Appraisal signed by Mr. B. A. Barnett)

M E M O R A N D U M

	Property	Value
Timber land	234.6 acres	$4,692
Farm land	10 "	5,000
Pasture	15 "	1,500
Camous	3 "	1,500
	262.6 acres	12,692
Native settlement	30 lots	6,000
		$18,692

Buildings	Value of Building	Value of Contents	Insurance Carried
Administration Building	$29,750	$4,973	$34,660
Wheeler Hall	29,750	1,989	31,788
Farmer's Cottage	1,150	208	1,350
Barn, silo and tool shed	1,130	2,371	3,373
Woodshed and shop	400	117	495
Open shed and stock	30		
	$62,260	$9,658	$71,666

Assistant in the Unit
Educational and Medical Work

FMG:md

RELATIVE TO HAINES HOUSE, HAINES, ALASKA

Report of Conferences in Washington December 2 and 3, 1943

I. Conference with Mr. Anthony J. Dimond, Delegate from Alaska, 4:00 p.m., Mr. Dimond's office, Room 455 Old House Office Building, Washington, D. C.

Mr. Dimond was most gracious in welcoming Mr. Tribus and me. We made it clear at the beginning that we were not protesting any Government action but that we must know where we stood relative to the property and to the plans of the Government before we could plan a program for HainesHouse which just now was at the crossroads.

We presented the tentative map of the property at Haines which I had drawn after talking with Miss Edes and Dr. Keeler. Mr. Dimond expressed not only surprise but indignation that practically 60 acres from approximately 290 had been occupied by the Government with leases drawn up for only one comparatively small part of the property.

We explained that our chief dilemma was to know whether to re-staff Haines House from which Mr. Knudsen was withdrawing and from which several workers had already withdrawn. We could hardly engage a number of missionaries if the Government were planning to take over the rest of the property as indicated in a letter from Mr. Knudsen to Miss Voss of February 24, 1943, in which he told of a call from Captain Byers of U. S. E. D. the day before, asking to what extent the mission property was absolutely essential to Presbyterian work. The Captain spoke of very large developments being planned, including the whole waterfront and said that land was desperately needed. The Captain, promising to take the whole matter into consideration, was directed to take the question up with this office, but no word was received.

On the other hand, if the Government is not planning to use the remaining land it might be best for the Board to continue Haines House in the present location for the time being regardless of the fact that the location is an almost impossible one for a small children's home in that:

1. The property is now so cramped for space that there is room only for small gardens, perhaps not even enough for pasture land for a small dairy herd.

2. The Home property is surrounded now on three sides by busy highways dangerous for little children.

3. Airplanes fly to and fro directly over the Home at all times of day and night.

4. The influx of the large laboring class for construction work at this main port of entry to Alaska has brought an element to the town most undesirable in the example it gives small children. A saloon, for instance, is less than 200 feet from the Home.

Mr. Dimond suggested that Mr. Tribus and I see the War Department either for definite information or to demand that some definite information be obtained from Alaska by wire. He called several offices and was finally put in touch with that of Col. J. J. O'Brien of the Engineers Department, Room 7253, New War Department Building, 21st St. and Virginia Avenue, N. W., telephone Republic 6-700, Extension 76641, and made an appointment for Mr. Tribus and me for 10:00 a.m. Friday morning.

Mr. Dimond asked very definitely that we keep him informed as to the information we receive. He seemed much interested and most desirous of helping us.

II. After much difficulty in being admitted to the New War Department Building Mr. Tribus and I learned that Col. O'Brien would not see us but had asked a Mr. Connolly of the Real Estate Division to secure all the papers in connection with Haines House Government projects and be ready to talk with us. Mr. Connolly was very much on the defensive, taking it for granted that we were there in order to make a protest and to demand reparation. It took me some time to get a word in but I finally did get over to him that we were not there to protest but to seek information. He had secured practically nothing from the files but by the aid of the map which I had drawn he learned enough of our problem to call up some five or six offices, but without success as to further information. Upon our insistence he asked one office to wire Alaska to get the necessary information and at that we had to leave it. Mr. Connolly took our names and addresses and has promised to get in touch with me as soon as information is received.

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

ERV:H

December 8, 1943

AIR MAIL

My dear Mr. Smith:

This office owes you an apology for not replying to your letter of July 8, 1943 in which you asked if our Board of National Missions would be willing to sell you property from the Haines tract above the church. Miss Gladfelter replied that I was out of the office on my vacation but would get in touch with you upon my return.

When I got back to the office in August I found that the secretary in charge of property matters in our Treasury was in correspondence with various departments of our Government relative to the lease of property at Haines and at that time was not in a position to give me any information as to the location of the tracts asked for by the Government agencies. From that time until last week when we went to Washington for a talk with Mr. Anthony J. Dimond, our Delegate from Alaska, and with officials of the War Department, we have been seeking information as to what property at Haines was available for our own use and what the Government needed for the prosecution of the war.

Unfortunately, we are still in the dark but have been promised information within a short time. I very much doubt, however, if the Board will be in a position to sell off lots from what the Government leaves it for the operation of the Home. I will, however, present to the Board any definite offer you may wish to make if you will give us a more exact description of the lot you wish to buy.

Very sincerely yours,

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

Mr. Everett E. Smith
United States Commissioner
Haines, Alaska
ERV:H